

**Town of Milton  
Historic Preservation Meeting  
Milton Library, 121 Union Street  
Tuesday, August 9, 2011  
7:00 p.m.**

**Transcribed by: Helene Rodgville  
[Minutes are not verbatim]**

1. Call Meeting to Order – Dennis Hughes: called the meeting to order at 7:00 p.m.

2. Roll Call of Members

Mike Filicko	Present
Mike Ostinato	Present
Dennis Hughes	Present
Sally Harkins	Present
Kevin Kelly	Present

3. Corrections/approval of the Agenda

Dennis Hughes: Does anybody have any additions or corrections to the Agenda?

Kevin Kelly: Mr. Chairman, I move adoption of the agenda, as published.

Sally Harkins: Second.

Dennis Hughes: We have a motion made and seconded. Are there any questions on the motion?  
All in favor say aye. Opposed. Motion carried.

4. Approval of minutes of July 12, 2011

Dennis Hughes: Everybody has a copy of the minutes from the last meeting. If not, I will entertain a motion.

Sally Harkins: I make a motion to approve the minutes for the July 12, 2011 meeting, as posted.

Mike Ostinato: Second.

Dennis Hughes: We have a motion made and seconded. Are there any questions to the motion?  
If not, then all in favor say aye. Opposed. Motion is carried.

5. Business

a. Discussion and possible vote on the application from John and Marjorie Kinnikin for the replacement of a variety of windows on their house located 426 Chestnut Street further identified by Sussex County Tax Map and Parcel #2-35-20.07-140.00

Dennis Hughes: Everybody has the packet.

Robin Davis: Mr. Chairman, Mr. Kinnikin called me and said he is in Pennsylvania and he has an appointment with a doctor tomorrow morning and was unable to attend. But all the information he supplied in his packet; the front left window of the upstairs, he's replacing. He has previously replaced two of the other front windows. He was not aware that he needed to go the Board for approval; thinking he was just changing windows out, with the same grill pattern. The windows, I think he told me, that they are going to be aluminum clad. The trim and everything on the outside is going to stay the same; he's just taking the windows out and putting new windows in.

Dennis Hughes: Okay.

Kevin Kelly: Mr. Chairman, in Section 4.9.9 Standards in the Revisions of the Ordinances, Page 11 in that new section for members of the Commission, Item 7 on that page, Windows, I'll read for the benefit of the group: "Windows: New structures or alterations to existing designated historic sites and construction alterations to structures in the Historic District, shall have windows that are compatible in appearance to those in the existing structure and surrounding structures." It seems to be germane to the topic.

Dennis Hughes: Does anybody else have any comments or questions? In the packet, is the type of the window he was going to use. If not, I'll entertain a motion.

Sally Harkins: I'll make a motion to approve the replacement of the rotten windows at 426 Chestnut Street.

Kevin Kelly: Second.

Dennis Hughes: We have a motion made and seconded. Are there any questions on that motion? If not, we'll have a roll call vote:

Mike Filicko	Approve
Mike Ostinato	Approve
Dennis Hughes	Approve
Sally Harkins	Approve
Kevin Kelly	Approve

Dennis Hughes: Okay, thank you.

- b. Discussion and possible vote on the application from Dan Copans for the renovation of existing carriage house on property located at 205 Federal Street further identified by Sussex County Tax Map and Parcel # 2-35-20.07-98.00

Dennis Hughes: Does everybody have the packet.?

Dan Copans: Good evening. I'm Dan Copans and this is my wife, Diane. We own the house at 205 Federal Street. We're seeking approval to renovate the carriage house on the northeast corner of the property. So I put together a package, starting with the application for the Historic Preservation Review and then I included some schematic elevations of the structure. The front view which would be the Federal Street view; a cut section through the structure; an existing site plan that shows the existing footprint and location of the building on the property. I've since had it professionally surveyed. I've got survey markers and stakes that will establish the exact location on the corner of the property. Then I just go on to describe, in my original application for a building permit, the scope of the work and my means and methods and the type of materials we plan to use. I included some cut sheets of the products that we plan to use. The corrugated metal roofing; the front, which is the west elevation and the south elevation, which is the Coulter Street facing, will be resided with the existing oak vertical siding board; the other two sides will be sheathed with this Hardin-plank vertical siding, which we've previously used on the garage side of the front of the house, with pretty good success. I've included also some photos of some potential windows, to show the style and the type of casement window we're going to install in the structure. Then I follow that up with a street view of the house. Do you have these photos? I'm not sure how the order of your package goes.

Kevin Kelly: We do.

Dan Copans: Okay. I have a street view of the house; I have a view looking back at the

driveway to the carriage house; a photo of the carriage house that shows the existing condition before the storm of February 2010; then the existing shoring and bracing that's holding it in place for the time being. I also brought along a couple of photos of some sort of ideas of the physical appearance of the structure when it's done, but essentially...

Kevin Kelly: Mr. Copans, I don't think we received those.

Dan Copans: I don't think you have the last one or two; I'm not sure, exactly. Which is the last shot you have? Oh, okay. That's about...

Mike Filicko: That's the only photo. This one.

Dan Copans: I think the rest are just sort of part of my walk around package. It's the picture of the boom lift I used to dismantle the damaged roof and framing; and to do the shoring and bracing. So our intent now is to rebuild the structure, to a slightly smaller footprint; but essentially on the same footprint; and to have the facades appear exactly were originally, which is the vertical oak board and batten, with corrugated metal roof and a dormer in the top; one side will be a two-door garage, with two dormers above; and the other side will be a workshop.

Sally Harkins: Now, do you plan to tear down what's there?

Dan Copans: It's going to be a... Well I actually described that, if you look at the document dated 4/6/10 and then followed up with some... I kind of describe what I'll have to do, which is to really, in sequence, remove a wall; brace the next wall; remove the next wall, remove the next wall; remove the next wall, so that it will be rebuilt and elevations and facades and we'll work towards the west elevation, which is the wall that will remain in place.

Sally Harkins: So what's there now, you're going to keep and shore it up? Is that what I hear?

Dan Copans: No, not exactly. What I estimated, is that we'll be able to save about 30% of the siding; about 25% of the framing. The foundation is non-existent; it's literally an old timber post structure, Moore's and Tennen???? timber frame, sitting on granite blocks on the four corners, so there is literally no continuous foundation. I have to remove a wall in order to pour a concrete foundation on those lines and now that we've had the survey done, we have the locations of where we'll pour that wall. So the wall will sit and basically connect the corners of what is now a four post corner structure, with a continuous concrete foundation. So it's where the sequential reconstruction; and our demolish-reconstruct, demolish-reconstruct will go.

Sally Harkins: I'm confused; because are you going to start like like you'll pull down one wall and rebuild that wall. But it will be continuous. Will there be interruptions?

Dan Copans: No there will not. The intent is, if you look at the north side and the south side will be done together, so that those will be basically bracing each other as the work proceeds. Then the west side and the south side will be done together. So we will be basically connecting two right angle boxes. This is a tricky process.

Sally Harkins: Yeah.

Dan Copans: It's a tricky little process.

Sally Harkins: Yeah. It sounds like it's more expensive to do it that way, then to... I mean, I'm not a builder, but I can't wrap my head around how you're going to do two walls; rebuild those walls; and then do two more walls. I know I went and I...

Dan Copans: There's a sequence to it that will kind of dictate how you'll build one; brace it in place; build the next one; brace it in place.

Sally Harkins: Because I did go and look, as much as I could see from the streets and it's

obvious that it's falling down and there's no roof and it seems to be caving in on itself.

Dan Copans: Well, true, but it's... The proof of the pudding is I've had it braced for 16 months and it's kind of stood the test of time in that regard; but you're right, it has to be done in a careful sequence to maintain the bracing as you go.

Mike Ostinato: The wall that is by the tree, on the, I don't know what side; north, south, east or west...

Dan Copans: I call that the south side.

Mike Ostinato: It has moved 6 feet from the top of that wall to that tree; the side of that barn was almost butt up against that tree and now it's like this. I know it's falling down into itself. I'm glad it's falling into itself, because we've got a lot of debris in the back. I've got many questions here. When will this construction start?

Dan Copans: I would like to know how soon I can start. Part of the problem, is that we never went from the application to this step; which is this review process. If you look at the date of these documents, we're going back to February of 2010.

Mike Ostinato: They somebody dropped the ball there in our Town.

Dan Copans: Yeah. I'm not sure exactly what, but now we've kind of resumed it right around May of this year and got this as part of the process and I think what this triggers is; with this approval, what I'm seeking is the approval, then it's the building department process and I'm really not sure... I was actually hoping to be able to just start on the thing at this moment, but I think that was kind of jumping the gun, in terms of this whole process.

Mike Ostinato: Okay, next question. You live in, I think, you live in Oakland, California; but who will guarantee and monitor the project's progress and completion in a timely manner?

Robin Davis: Excuse me, Mr. Chairman. Information that needs to be talked about at this meeting, is the materials; the building portion of it is handled through the Building Code. The timeliness and who's doing the work and all that, is handled through the building phase and not through this Commission. I've been speaking with our Town Solicitor on this application; as I do with all the other applications and our focus point needs to be on the materials that are going to be used to renovate the building; not the time frame or issues that have happened in the past.

Mike Ostinato: So, it's not issues of whether this thing should be demolition by neglect?

Robin Davis: No, the issue is it's been determined that this building can be renovated and this Commission is required to check the materials that the applicant would like to use to make the building back and that's what the Commission is here to review.

Kevin Kelly: That raises a question. Mr. Copans, perhaps you can address this as well. In the presentation that you made a few minutes ago, you spoke about essentially demolish-rebuild, demolish-rebuild; going side of the building, side of the building, side of the building. I would draw your attention to the definition in the Historic Preservation area for the term "demolition". Demolition is a number of things here and I could read all of it to you; it's on Page 2 of the Ordinance. The definition at the end, the last sentence and I'll read this last sentence, as it is specific to your request, "Demolition also pertains to any process that takes apart a structure; even if the intent is to put that structure back together again. Demolition, destruction, razing, partial destruction, incremental destruction, willful neglect and indifferent failure to maintain a structure, willful refusal to repair a structure, and so on..." If that's the case, then I guess my question, Mr. Davis, is also to you. Does that require an application for demolition in

order to be able to move further on this; because Mr. Copans, there's a series of steps, of course, in the Town that you would need to follow in order to demolish a structure that is within the Historic District and I think we just need to know if we need to have that done.

Robin Davis: Again, from speaking with the Town Solicitor on this and going through the steps, it's been determined by the Town Solicitor that the applicant has the right to renovate this building and these are the steps that can be taken.

Kevin Kelly: Thank you, Mr. Davis.

Mike Ostinato: So you're saying you can approve his building materials, in this meeting; not knowing anything else about this project?

Robin Davis: The Commission is only required to approve building materials; not whether it meets Code or not; that's the Building Code Department.

Mike Ostinato: Don't get me wrong, Mr. Copans, I like the barn. We've always liked the barn. I just don't like the debris in my backyard and I don't like that it has been falling down in disrepair. If that was rebuilt in a timely fashion and it was in my backyard, I'd love it.

Dan Copans: Michael, let me show you a photo. This photo is March of 2010; me working in a boom lift, coming back from California...

Mike Ostinato: I know. After it caved in. I saw you.

Dan Copans: to physically dismantle the corrugated metal roof, the wood roof structure and anything that was hanging. You stood in your backyard and glared at me and didn't say, there's material in my yard, come get it.

Mike Ostinato: There wasn't material in my yard then; none. This has happened in the last month.

Dan Copans: No, Sir. That may be true and you're talking about a year and a half later, where if this thing had moved along more quickly; we'd have more action; but I think that the stability of the barn has been maintained for 16 months by the cable system that I put around it and by the shoring posts that are inside, which the Code Inspector inspected and I had a representative to accompany him and take a look at the shoring.

Dennis Hughes: The cable, when you start on this, I presume it will come down.

Dan Copans: Yes.

Dennis Hughes: And because on Page 9, under number 7, it says "The effect of the structure on health, safety and the general welfare of the Town of Milton, its residents and visitors." So there is a safety problem; once that cable comes off. You said that the cable is holding the building together, right now.

Dan Copans: Right, but the cable will come off in sequence with the reconstruction. In other words, as a facade, an elevation is rebuilt, the cable will remain in place to hold the whole unit together. The cable is only part of the shoring; the rest of the interior shoring posts that hold up the second floor.

Mike Ostinato: Let's see if I can get a question in here, anyway. When the thing caved in the first time and you were shoring it up; I don't know why you said I was glaring at you; it was nice that you were doing that and I have documentation that I have complained about the debris in my yard with Robin Davis, with Cliff Newlands, and everybody, when it first started. We started to clean it up and then we said we're not going to clean it up anymore and we went to two council meetings and they said this will be taken care of and it hasn't been yet.

Dan Copans: Michael, are you saying this just started or this has been ongoing? I'm not

following your train chronology here.

Mike Ostinato: Ongoing for months.

Dan Copans: Okay.

Mike Ostinato: It's piece by piece. When it knocked me off the ladder, that was, oh, I can get you the documentation; I don't even want to discuss that. This stuff has been falling down... A piece came down three weeks ago in our backyard.

Dan Copans: I would have been happy to work from that back side and re-sheath that; whatever it took; but I was prohibited from stepping foot in your yard, Sir; and that's the part that I don't understand. That's the neighbor part I don't follow and maybe that's outside this conversation.

Mike Ostinato: The Code Enforcer told me that you were going to come in and clean it up.

Dan Copans: This is all in the last six weeks; we're talking about an ongoing stay out of my yard and get rid of your barn situation, Sir. I don't understand why the last six weeks is suddenly hot button. I've been seeking...

Dennis Hughes: Okay.

Dan Copans: I'm sorry.

Dennis Hughes: That's okay.

Kevin Kelly: Mr. Chairman, actually I have some questions on the documents that you gave us, if you can refer to those?

Dan Copans: Sure.

Kevin Kelly: I'll hold it up, Mr. Copans, so that you can see it and so that the Commission can see each of them and then if you could just explain, I have a few questions on these.

Dan Copans: Sure.

Kevin Kelly: The first is, in the photograph, this photograph for the Commission and for the audience, this photograph, it seems to show a single gable; your drawing, the sketch, which is the first document which you gave us, depicts two gables.

Dan Copans: That's just an architectural symmetry preference. I would like to use them. That to me is sort of a... Frankly, I kind of figured that was your kind of area of review; I'm not matching the architecture, that's true; but I do want to duplicate the type of materials and the style and the general proportion and the roof pitch and so on.

Kevin Kelly: As exists in the neighborhood. In your presentation and in your documents, and now I'm on this document here, it's another one of those sketches; and again, referencing the photograph that you provided that has the corrugated roof. The question is here, in your application and that's the application that you made in April; the April 7<sup>th</sup> application...

Dan Copans: April of 2010?

Kevin Kelly: Yes, Sir. In that, you list a number of things, I'm not going to read the whole thing, but we have it; in the middle of it, you make reference to roof rafters, skip sheathing board, salvage for use and then the statement, "All of the corrugated metal roofing is unreusable and is scrap."

Dan Copans: Correct.

Kevin Kelly: But then there's no statement in here that your intent is to replace that roof with a corrugated gable roof. Now, in fairness, in your packet, you do reference, in fact, a provider of corrugated roofing material and that sort of thing; but I just want to confirm that though it's absent from this document in April, that is the intent.

Dan Copans: It is the intent and there's actually an attachment to that application, which is called Approximate Cost of Repairs, Description of Work...

Kevin Kelly: And I saw that and I saw that the item was listed there; we do have that document, as well.

Dan Copans: Okay. Good, good, good.

Kevin Kelly: But the reason that it's important is that those are supporting documents and this is actually the Application; this is the document in which you're specifying what you're going to do.

Dan Copans: Yeah, okay.

Kevin Kelly: If anyone else has questions, I don't mean to monopolize this, but I do have a series of questions for each of these.

Dan Copans: But you're right, I'm not matching the exact dimensions of doors and openings and so on.

Kevin Kelly: Nor, the footprint of the building and that's actually the next question. In the drawing that you have here, there were two of these. One said Proposed Renovation and the other is Existing Carriage House; you had two drawings, back to back.

Dan Copans: Correct.

Kevin Kelly: In that, you give the dimensions in the existing of 40X24.5' for the foot.

Dan Copans: That's right.

Kevin Kelly: For the footprint of the structure. In the Proposed Renovation, you have reduced that size to 36X21'.

Dan Copans: Correct.

Kevin Kelly: But it looks to me that one of the corners, the far corner from the house, is still going to be positioned on the lot line. Is that correct? In other words, it's going to reduce the dimension, but it's still going to stay on the lot line between your house and those of your neighbor's; the property behind this?

Dan Copans: That's correct and the alternative to that would have been an easement and we explored that possibility, I guess through the Board of Adjustment, to bring the structure in, but from my discussions with Craig Mills, this sounded like as long as we maintained one wall of the structure, which would be the west wall...

Kevin Kelly: And which is the west wall, Sir? Just so we both think that we're talking about the same wall.

Dan Copans: Yeah, the west wall in that sketch is actually the one with... If you look at where it says Plan North, it's the South wall; excuse me.

Kevin Kelly: Okay, so Plan North, so it's this wall?

Dan Copans: That's right. I guess the Coulter Street side.

Kevin Kelly: So as we look at it, the wall for the structure in question here is the right hand wall of the drawing.

Dan Copans: Yeah, that's correct.

Kevin Kelly: Okay, and that's true on both?

Dan Copans: That's right. And again, this is information I was provided, that would determine or let's say define this as being a renovation, rather than a new structure or a relocated structure.

Kevin Kelly: Well we've explored that and obviously I asked that question and we've had an answer that there's been a decision made about that, apparently, about whether it is or isn't a demolition, but is a renovation.

Dan Copans: And what is that?

Kevin Kelly: I think Mr. Davis just addressed that. I asked that question and I think we got an answer to that.

Dan Copans: Well, as a renovation, right. But when you mention the demolition, the demolition is sort of an interim part of the renovation, isn't it?

Kevin Kelly: That's a legal question that's been addressed, not here, as I understand it.

Dan Copans: And, again, these dimensions are my preference; let's put it that way. I'm opened to suggestion in that regard. I'm not sure if that's part of your concern or not; frankly, I don't know. The dimensions of the structure.

Kevin Kelly: I just was asking the question to see what your intent was. I noticed that there was a change in the footprint and I just was curious how you're going to adjust the location of the structure on the reduced footprint.

Dan Copans: Right. Right.

Kevin Kelly: The next question I have and it is the last one. I'm sure everyone is pleased to hear that. The next question has to do again with this drawing, the large drawing, that doesn't have all the yellow on it; that's mine, so don't be confused. It's the one that shows the exposure near the garage, the double shop doors and a scale is giving them in the lower right hand corner.

Dan Copans: Right.

Kevin Kelly: 1/4" equals, I'm guessing that's a foot.

Dan Copans: A foot.

Kevin Kelly: But it didn't reproduce well. The question is, again, referencing this drawing, I mean this photograph; you show here in the drawing, the proposal, it would appear to be three garage-type doors. I assume they're not all garage; it doesn't really matter. The exterior is all we care about. What you put on the inside is your business; but, this, at least to my eye, does not show three, so is this an alteration in the...?

Dan Copans: Well, what the original structure had, if we can take a look at that photo, what the original structure had was a large rolling door to the left...

Kevin Kelly: Under the tendel sign?

Dan Copans: Yes, that would close off one or the other of the 8' openings, with a post in between. I just broke them into two 8' openings.

Kevin Kelly: Yes, you can see the hinges and you can see the rail at the top of that door.

Dan Copans: Right. And by the way, I want to reuse them as sort of a decorative feature; non-structural; or non-functioning feature.

Kevin Kelly: So you will be removing that and using it as decorative, it won't be functional?

Dan Copans: Correct. And then the other, the door to the right, that's a pair of 3' wide by 7' tall just man doors, as opposed to garage doors.

Kevin Kelly: And are they located roughly where that window is, or are they new? That's a change to the structure?

Dan Copans: Well the photo, for some reason, that photo obscures the door that is there.

Kevin Kelly: Well, it could be the tree.

Dan Copans: Yes, oh yeah, that's right. The tree blocks it.

Kevin Kelly: There's a tree right in front of this structure.

Dan Copans: That's what blocks it, yeah. I've got lots of other views of it that show it, but not that one.

Kevin Kelly: Okay. Then these are for clarity, are these windows salvage or are these...

Dan Copans: Those are out of the salvage yard. I'm a big fan of salvage yards and

saving. I'm in the commercial demolition business. We take down buildings, structure, bridges; I like to save knick knacks and major pieces of buildings and probably I'll design those dormer windows to fit a pair of casement windows that I find. The point is that they'll be period.

Kevin Kelly: My question is, where are you anticipating installing these windows?

What part of the structure will those windows be in?

Dan Copans: In the dormer.

Kevin Kelly: In the dormers; in the two dormers.

Dan Copans: The two dormers will have a pair of casement windows each; unless there's a problem with having two dormers, instead of one. In which case, we would go back to the single opening of the second floor. I think that was actually a hay loft door for horses, back in the 1880's.

Kevin Kelly: Okay, thank you Sir.

Dan Copans: Can I ask you a question? Is there an issue with changing the architectural openings and so on, in terms of matching existing vs. modifying?

Kevin Kelly: Are you asking me?

Dan Copans: Just a general question.

Robin Davis: I don't know if per se, if you have one dormer or two dormers, as long as it still falls, I think, within the characteristic of the...

Kevin Kelly: Again, Mr. Davis, again 4.9.8 in the Code that we follow, on Page 9, item 2, it says "In reviewing the plans for any construction, reconstruction, alterations, the Historic Preservation Commission shall give consideration to the following: Item 3 says, the relationship of the exterior architectural features of the structure to the remainder of the structure and/or the surrounding neighborhood; distinctive stylistic features; and/or examples of skilled craftsmanship, shall be preserved, if possible. General compatibility of exterior design, this is Number 3, textures and materials proposed for use with other structures contributing, they should be the established character of the neighborhood in which the property is located." Generally those are the operative parts of the Code that we consider.

Robin Davis: Thank you Mr. Chairman.

Dennis Hughes: It says on Page 11, Number 8, it talks about the architectural details that they should on the interior, shall be preserved. You are talking about the foundation.

What type of foundation is that going to be concrete, or block, brick?

Dan Copans: It's going to be a concrete stem wall; an L-shaped stem wall with the L on the property outside face of the wall, on the property line. I actually have some sketches of that, but I don't know if it's really developed...

Dennis Hughes: But you're going to do the foundation one wall at a time?

Dan Copans: Two walls at a time.

Dennis Hughes: Two walls.

Dan Copans: Two L-shapes that will connect.

Mike Ostinato: You said the two corners, the big blocks, the bricks in between them?

Dan Copans: Say it again Michael.

Mike Ostinato: What were the bricks in between them?

Dan Copans: The bricks... The garage side to the left had a brick floor, which I'm going to take up; put down a concrete sub-floor and then put the pavers back.

Mike Ostinato: With those bricks there, I just didn't know if that was what they \_\_\_\_ back then.

Dan Copans: That's not a foundation; that's just the carriage house floor.

Mike Ostinato: That's just the floor.

Dan Copans: And then the foundation is literally four granite blocks at each of the four corners; or at one of each of the four corners.

Kevin Kelly: Mr. Copans, I didn't hear what you said, if you wouldn't mind repeating Sir, when you do install the foundation, the material will be...

Dan Copans: Concrete.

Kevin Kelly: Concrete.

Dan Copans: Poured in place concrete.

Kevin Kelly: I just want to point out to you Sir, that under the standards that we follow on Page 10, under foundation material, concrete block is permitted; however, the foundation is to be covered in stucco, so as to disguise the block joints. I just wanted to make sure that you are aware that that is a requirement.

Dan Copans: I understand that requirement, but it's not going to be a block. It's going to be a poured in place concrete foundation, with a monolithic stem wall about 12" tall and 8" thick; the siding will lap over that, so you'll really just see about 3 or 4" of exterior concrete and I will plaster that, if necessary.

Kevin Kelly: And then again, Sir; I actually did find what I was looking for a moment ago; when we were talking about that sliding carriage door...

Dan Copans: Rail?

Kevin Kelly: One of the things that we are asked to remind applicant's about, it's on Page 11, Item Number 8 and it addresses architectural detail. It defines what that means and it says "The term applies to such building features as window, door trim styles, cornices, ornamental brackets, porch and entrance balustrades, porch pillars, corner pilasters, gable peak ornamentation, lattice work, traditional paneled louver shutters and similar details." And here's a line that matters, "The applicant shall extend the design motif of the existing structure to any addition and in the case of alteration to an existing structure, the architectural details on the exterior shall be preserved." So I would suggest that you take a look at that hardware and recognize that that is an architectural feature, that could likely be covered under that particular definition.

Dan Copans: Well, I think it should be, but only decorative; because it would not withstand special \_\_\_\_\_.

Kevin Kelly: My read of this doesn't suggest that it has to be functioning, but it's existing and it's distinctive.

Dan Copans: Okay. Yeah, you're right and it's still there too. That is my intention to salvage that and the rollers that it rolls on.

Kevin Kelly: Thank you Mr. Chairman.

Dennis Hughes: Mike do you have any questions or anything?

Mike Filicko: Not at this time, thank you.

Dennis Hughes: Okay. I will also say that I did receive a letter which will go in with the records from Mr. Robert Chambers, 206 Chestnut Street, Milton. I believe he butts up to this property. He's in Pennsylvania and he expressed some concerns, so this record of this letter will go in with the records. He had also sent a letter to Marion Jones of the Town Council, so apparently, this is probably in the town record.

Mike Filicko: Excuse me, Dennis, may I see the letter?

Dennis Hughes: Yes, yes you may. I'm sorry Mike.

Kevin Kelly: I have a question, sort of a housekeeping question. Mr. Chairman we have

two Historic Preservation Review Applications, with two different dates in this packet and there is some different information on each of those two. Can we agree that the two can be taken together as a single application? Is that something that we can do or should there be a composite single application that accompanies the documentation? In other words, we have the one that is dated July 4<sup>th</sup> and then we have the one that is dated April 10<sup>th</sup>; or April 12<sup>th</sup>. Well, actually that's not; that's just a fax from the office, so we just have the single cover. Thank you, Mr. Chairman.

Dennis Hughes: So it's just the July 4<sup>th</sup> that is the correct one?

Dan Copans: Are we talking about the email or the fax?

Kevin Kelly: Yes, I just misread that that was no an actual application.

Dan Copans: That was just a follow up to find out what was next, frankly.

Robin Davis: I guess if most of the questions at this time have probably been run through; I don't know if it's best to kind of go through to individually breakdown the roofing materials, the window style, the windows, the doors; to do them individually so everybody's aware of what it is and if and when there is some sort of a motion, then it's already broken down to say that the roof will be this, the windows will be that, the siding will be this and whatever.

Mike Filicko: Question please. Mr. Chairman, is there a time period if this is approved, when it needs to be started and completed?

Dennis Hughes: I think, Robin can answer that.

Robin Davis: The Board cannot put a time frame on it. Time frames are worked through the building code. Once the building permit is issued, the Code states the applicant has 90 days to start. If, within that 90 days nothing is started, the permit becomes void. After that period of progress has been started, the applicant has one year to complete. Within that one year if there is a need for an extension, the applicant can come in and request an extension through the building department; just showing just cause why he needs an extension and that's good for another year.

Mike Filicko: Thank you.

Dennis Hughes: Mike, that answers your question?

Mike Filicko: Yes, yes it did. Thank you very much.

Dennis Hughes: If we go to the one dated July 4<sup>th</sup>, it says renovate the existing carriage house with existing footprint; but that has been changed, right? The footprint is smaller.

Dan Copans: It is proposed to be smaller, yes.

Kevin Kelly: Mr. Chairman, I've made a quick list of some of the things that I think probably should be listed at Mr. Davis's suggestion. In no particular order. The corrugated roof is one; the use of two different materials on two sides each of the structure; some of them facing certain streets and others facing, I gather, the interior of the yard; the size of the carriage house footprint will be smaller than the existing footprint; the foundation stucco, which Mr. Copans suggested in the meeting here that he would agree to; the casement windows which he has identified as salvaged casement windows, which would be used/modified I guess, and used, to fit the casements that are going to be built on the roof; the note to maintain significant external architectural features; and there may be others that I've missed here. Well, the doors; what will the doors on the house side of the structure that are going to be installed, what will those be? Did you provide those for us in the packet?

Dan Copans: Yeah, what I describe in the language is that I'm going to reuse existing oak siding board to build the doors, which would be the two 8' wide garage doors and the

two 3' wide shop doors.

Kevin Kelly: When you say existing lumber, existing lumber from the carriage house or other salvage?

Dan Copans: From the carriage house.

Dennis Hughes: So there is a copy of the roof materials in there.

Kevin Kelly: And is that the material that you are proposing on using, Sir?

Dan Copans: Yeah, it's not a raised ridge type or a flat and raised, it's just an old time corrugated. I think that's the thing to keep in mind. This is a very rustic structure in the middle of what's now a more developed town and these are rustic, rustic finishes; the corrugated metal, the unpainted siding with the board and batten of the foundation; as I say there's four blocks of granite. So, we're certainly going to preserve the intent of that, but it's going to have a new modern dimension frame inside of it; in other words, 2X6 frame; 16" on center; same thing with the roofing, etc., but the exterior will retain this general look of materials and dimensions.

Kevin Kelly: Mr. Chairman, the suggestion is that we take these items one by one and vote on each of them one by one.

Dennis Hughes: Okay.

Robin Davis: Excuse me, Mr. Chairman, the corrugated roofing, in a sense if we look at the roofing being the same material that was on the existing structure, it's actually not an item that is voted on, because if it's the same material, it's basically allowed.

Kevin Kelly: Right. I was just going to say that I think that certainly is my reading, that as long as it is consistent with roofing materials that are used in the Town, consistent with the roofing material that was on the structure, that it's a replacement of that.

Robin Davis: Yeah, it was just nice as far as to get an idea of what's being put on there, just as a description of what's going on.

Dan Copans: And maybe this is too much information, but if you look at the original photo, you will see that there was a seam across the face of the roof; in other words, it looks like 10' panels overlapped. I'm going to install a continuous dimension to the full; it will be about a 14 foot piece to the ridge; you cannot get them manufactured and cut to dimension; you don't have that interior seam.

Kevin Kelly: So, for the record Mr. Copans, it is the corrugated material that you are proposing on the roof is that which is included in this packet, is that correct?

Dan Copans: Correct.

Kevin Kelly: And that is the packet dated with the Review Application for July 4, 2011 and the Hardin-plank, this is what will be used on the home, the south and the west?

Dan Copans: No, the north and the east.

Kevin Kelly: The north and the east, okay.

Dan Copans: The north side facing the downtown; the east side facing Chestnut Street.

Kevin Kelly: Will be this material?

Dan Copans: Correct.

Kevin Kelly: Okay and then the other two sides will be salvage?

Dan Copans: Salvaged barn board.

Kevin Kelly: Wood from the structure?

Dan Copans: Correct.

Kevin Kelly: This is the selected... This one circled, Sir, is this selected one that you are considering at this point?

Dan Copans: Yeah, now the color is not represented. It's strictly, just the batten effect

that was selected.

Kevin Kelly: Okay, all those documents were included in the application dated July 4<sup>th</sup>.

Dan Copans: Right.

Kevin Kelly: Mr. Chairman, do you need motions on any of these?

Robin Davis: On the existing, probably no.

Kevin Kelly: On the roof?

Robin Davis: No, the existing siding, probably no because it is existing.

Dennis Hughes: The salvage?

Robin Davis: The salvage probably no; I would say the Hardin-plank, yes, because it's a new type of material.

Dennis Hughes: Okay.

Robin Davis: And the motion probably needs to state if it's the north, or whatever side it is going to be on.

Kevin Kelly: And you're saying that it is the north and east sides. I think we should be sure about that.

Dan Copans: Let me be clear; what were we talking about salvaged what now?

Dennis Hughes: No, the Hardin-plank, where is that going to be?

Dan Copans: The Hardin-plank would be on the north side.

Robin Davis: And the north side would be the Federal Street side?

Dan Copans: No, I consider that's the west side.

Robin Davis: Okay.

Dan Copans: The north side is the downtown facing side; facing the White property; facing Mill Street.

Robin Davis: Okay. The Mill Street side.

Dan Copans: The east side is facing Chestnut Street. The south side is facing Coulter and west is facing Federal and that's actually the way the survey uses it too. He calls it true north is kind of the \_\_\_\_\_, you know.

Kevin Kelly: So the Hardin-plank will be on the north and the east sides of the building.

Robin Davis: Mill Street, Chestnut Street.

Dennis Hughes: Mill and Chestnut.

Dan Copans: Yes and the existing material on Federal and Coulter.

Kevin Kelly: Mr. Chairman I move that we approve the use of Hardin-plank paneling, as specified in the application by Mr. Copans, on the north and east reconstruction of the carriage house.

Dennis Hughes: Do I have a second?

Sally Harkins: Second.

Dennis Hughes: Okay I have a motion made and seconded. Are there any questions on that motion? If not, we will take a roll call vote:

Mike Filicko	Approve, but I do have some concerns that are not related to that material that I need to discuss at some point in time. But I approve that.
Mike Ostinato	So that's all we're voting on is the material that is going to be used? Approve
Dennis Hughes	Approve
Sally Harkins	Approve
Kevin Kelly	Approve

Dennis Hughes: The footprint.

Robin Davis: Again, in speaking with the Town Solicitor, this building is classified as a non-conforming building because of the proximity on the property line.

Mike Ostinato: It's closer than proximate.

Robin Davis: The Town Solicitor did say, I don't know exactly what the Code is, but it is in the non-conforming uses which can be altered, as far as size; enlarged or made smaller; so making these changes can be done. Probably with the footprint, no, I would say no, it does not fall within the purview of this Commission.

Dennis Hughes: Okay, even though it says existing in the application?

Robin Davis: Or, yes, I guess maybe since it was put in that you're going to go with the existing footprint; that the Board sees fit to make a motion allowing him to make it smaller or larger; or if they want him to keep it the same size. So maybe the motion would be whether the size would be the same or existing.

Dennis Hughes: Would somebody like to make a motion on this?

Kevin Kelly: Mr. Chairman I move that we approve the application for reconstruction of the carriage house within the existing footprint, as specified in the application made by Mr. Copans on July 4, 2011.

Dennis Hughes: Do I have a second to that motion?

Sally Harkins: Second.

Dennis Hughes: Are there any questions on that motion? Everybody knows what we're voting on? He's going to keep it the same size?

Kevin Kelly: Well, we're going to keep it within the existing footprint.

Dennis Hughes: Okay, within the existing footprint.

Robin Davis: Within the existing footprint.

Kevin Kelly: Within the existing footprint, which is how it is worded here.

Robin Davis: Yes, you're not going to allow him to make it bigger.

Kevin Kelly: Correct.

Dennis Hughes: Okay, again, we will take a roll call vote:

Mike Filicko	Approve
Mike Ostinato	Approve
Dennis Hughes	Approve
Sally Harkins	Approve
Kevin Kelly	Approve

Dennis Hughes: The casement windows.

Kevin Kelly: Mr. Copans, you expect that you are going to have to modify these casement windows to fit; or are you going to build... They seem to be pretty narrow and pretty tall in the photo.

Dan Copans: Those are more just sort of representative of the style of mullion; the fact that it is a wood railing style. I think the small panel is more appropriate for that; although that main house is one over one, or two over one; so it really doesn't match that. But my thought is that we just find something suitable to the period in terms of the wood construction and the right scale, I guess you would say. The dimension of the dormer is going to be about 4' wide and 6' tall, so each sash will be about 2' wide X 4' tall; in other words, a pair in each dormer of 2' wide X 4' tall casement windows; and I just have to find them. It's not one of my hobbies frankly, tracking this stuff down. Mr. Kelly, what got lost in this elevation is the gridding, where you can actually measure the

1/4" per foot; but I think that's pretty much what they work out to.

Kevin Kelly: Right.

Dennis Hughes: Okay, does someone want to make a motion about the casement windows?

Mike Filicko: I make a motion about to approve the casement windows.

Sally Harkins: Second.

Dennis Hughes: We have a motion made and seconded. Are there any questions on that motion? If not, we'll have a roll call vote:

Mike Filicko	Approve
Mike Ostinato	Approve
Dennis Hughes	Approve
Sally Harkins	Approve
Kevin Kelly	Approve

Dennis Hughes: The foundation.

Mike Ostinato: It should be with the existing footprint.

Robin Davis: I don't know... As far as the stucco. I don't know if that's something we can make a motion about.

Kevin Kelly: I don't think that it is. I appreciate that Mr. Copans that you're willing to use stucco to cover that, even though it is; you're right, it's concrete block that particularly requires that.

Dan Copans: Yes, absolutely.

Kevin Kelly: I agree Mr. Davis, I don't think that's motionable.

Dennis Hughes: The doors. Mr. Copans you say that you're going to use the existing salvaged lumber to make the doors?

Dan Copans: Yes, the lumber from the structure.

Dennis Hughes: Will be used for the doors.

Robin Davis: You said that was the oak siding boards from the existing carriage house?

Dan Copans: There are oak siding boards; there's also a tongue and groove southern pine floor on the second floor that I think I can salvage enough of to build the garage doors.

Dennis Hughes: Would somebody like to make a motion on this?

Mike Ostinato: But if you couldn't get it up to build the garage door, what would you build it with?

Dan Copans: Matching existing. In other words, if I use the floor boards, the 1X4 tongue and groove material, southern pine; I've got enough to do the two 8'X8' approximately garage doors. I might not have enough to do the shop doors; they might have to be new material that will match existing. Actually, that's kind of one of the ideas of squeezing down the dimensions; because I would have a little bit more materials to work with if I'm to build that.

Dennis Hughes: Okay. Does someone want to make a motion?

Sally Harkins: Do we have to put in the motion that he's going to reuse the material or can we just approve the doors?

Dennis Hughes: We probably should and say that he would use existing or like materials. I think if you state it in that way, if he doesn't... If he uses the same materials, then he has to get something else.

Kevin Kelly: In that case, he would probably have to come back.

Robin Davis: Yes, if he plans on using the same materials tongue and groove flooring; if

in the motion that it's 1X4; which is what he said of southern pine, I think you probably can make that motion if there is not enough of the existing flooring; that he would still have to be consistent with the 1X4 southern pine tongue and groove flooring.

Dan Copans: And match the existing dimension.

Robin Davis: Correct.

Sally Harkins: That sounds good.

Dennis Hughes: Does someone want to entertain a motion?

Kevin Kelly: Mr. Chairman I move that we approve the use of salvaged material from the carriage house for the construction of doors to be installed on the renovation of the carriage house.

Dennis Hughes: Do I have a second to that motion?

Sally Harkins: Second.

Dennis Hughes: Are there any questions on that motion? If not, we'll start a roll call vote:

Mike Filicko	Approve
Mike Ostinato	Approve
Dennis Hughes	Approve
Sally Harkins	Approve
Kevin Kelly	Approve

Dennis Hughes: Okay.

Robin Davis: And Mr. Chairman, as you were getting ready to state earlier that the applicant needs to be aware that he needs to keep the external architectural features.

Dennis Hughes: Yes. I don't think we need to vote on that, right?

Robin Davis: No, it states in there that it needs to be done.

Dan Copans: Does it refer to the door hardware, like the door tracks and rollers, so I'm sure.

Robin Davis: Correct.

Kevin Kelly: Gentlemen, anything that is on the structure that is distinctive, can be unique to the structure, can be consistent with other structures in the community; but if it is existing and it's on it and you're doing an alteration, then there is a requirement that you make reasonable effort to maintain that. There's no requirement that it be functional, just that it be present.

Dan Copans: Sure.

Robin Davis: I think that probably covers all the exterior features on the building, is that correct?

Dennis Hughes: Does anybody else have any other questions before we move on for a motion?

Kevin Kelly: I think that's it. We've approved it in part. We've approved the whole in part.

Robin Davis: As long as there is no more of the exterior features that need to be approved.

Kevin Kelly: There's not a blanket line there.

Robin Davis: I do have one thing. You did talk about a cupola on the top of the roof; did you not at one time, Mr. Copans?

Dan Copans: I thought that there might have been one. I thought I saw one... This is my view of the foundation, stone wall and the...

Robin Davis: I don't think there was. I think, if I'm not mistaken, this is a picture of the Chestnut direction.

Dan Copans: Oh, from the Chestnut direction. I heard rumors about it, but I never saw that photo; that's taken from the east, isn't it?

Kevin Kelly: Yeah, that's from the roof. That's exactly where it's taken from.

Mike Ostinato: That's the Academy.

Dan Copans: I didn't plan on building that cupola.

Robin Davis: Because it probably wasn't in there recently; that photo was...

Kevin Kelly: 1916.

Robin Davis: You're putting it back to where it was; so with that being gone; I just wanted to know, you said something about it. That's all.

Dan Copans: My daughter-in-law said something about seeing a photo of that carriage house with a cupola.

Robin Davis: I think that's it.

Dennis Hughes: Thank you Mr. Copans.

Mike Filicko: May I voice a concern?

Robin Davis: In reference to...

Mike Filicko: Maybe this is not the Committee to say what I would like to say; but I would still like to, just for the record, if I may?

Robin Davis: The issue would be, if it doesn't pertain to the exterior features of the application, then the Town Solicitor basically says we need to focus on that feature only. If it is something to do with timing, changes of Ordinances, lack of something being done in a timely manner; that probably needs to be addressed in some other forum.

Mike Filicko: No, it's none of those issues. Given the fact... First of all, I commend you in what you're trying to do esthetically to the building. It looks like it's going to be very, very nice. My concern is that the building is collapsing and there is debris on other people's property and that can be a safety issue; and, although this is not the Committee to approve or disapprove that debris, I do think it needs to be addressed immediately, so someone is not injured.

Dan Copans: I'll do that tomorrow if I have the opportunity to get down to the property to do that.

Mike Filicko: And that's my concern.

Dan Copans: Sure, that's a valid concern. I would be more than happy to...

M. J. Ostinato: Can I just say something for the record, that Craig Miller did call me right after the original application; he called me and said that Mr. Copans is going to have someone clean up the debris and asked my permission his representative could come on our property and I said yes and there was no follow-up. Nothing ever happened. I just want to make that clear, because I did give my permission.

Mike Ostinato: Because we never said that you couldn't come on our property and we told him, whoever the Code Enforcer is, that we would allow it.

Dan Copans: I think that's an unfortunate subject to get into, Sir. I really think the time line goes back much further than...

M. J. Ostinato: We he called us, that's the only reason I got up. He said we couldn't get permission and we did give permission. I just want to make that clear.

Dennis Hughes: Okay, I don't want to cut anybody off, but I think we have to move on to Item c.

- c. Discussion and possible vote on the application from Paul Camenisch for the construction of a detached garage and replacement of existing vinyl siding on the rear right and left sides of the house, with clear shake siding to match front elevation of the house. The property is located 304 Mill Street further identified by Sussex County Tax Map and Parcel #2-35-20.08-43.00

Dennis Hughes: Mr. Camenisch.

Paul Camenisch: How's everybody doing? This is John Richards. John's proposing to have a garage built on the back of his property; a single-car garage for his work and we just came up with a design that we kind of both worked with as far as what we thought would fit in with the street scape and also with the existing house, but not be too intrusive on the property and that's pretty much it. We're just planning to use the materials on the project; I think I provided you with the siding material, similar to what you were just talking about on that project. It's going to be a Hardin-plank board and batten; the wider board, with a smaller batten; roughly to 10-11" apart and then we plan to put some cedar shakes on a portion of the roof. There's a front eyebrow on the portion of the roof that we plan to use some cedar shakes on. The roof, as proposed on that detailed drawing, is actually an asphalt roof, but there may be an addendum to that; John's pricing out maybe putting some standing C metal roof on the project and the door is going to be just a flat panel door; vinyl or metal, either/or; it's going to be an insulated door.

Kevin Kelly: I'm sorry, Mr. Camenisch, that's the door on the garage?

Paul Camenisch: Yes. Yup.

Robin Davis: That's the entrance door, correct?

Kevin Kelly: On the proposed garage.

Paul Camenisch: Well, it's not the entrance door; there's actually a front entrance door. There's a small nook in there and that's going to be just a fiberglass Thermo-Tru door; not full glass, but half glass.

Kevin Kelly: Is it this door here?

Paul Camenisch: Yes, that door there. The upper portion, I don't know if it pertains to this, but it is just going to be a storage area and that's why we propose to put the steps around the rear of the property, because it was hard to conform the steps to get up to the access with the width of the building, so we thought it would be appropriate to have them on the outside. And the other phase of the project is the siding on the existing house. The front of the existing house has clear cedar shakes and the rest of the house has a vinyl and John wanted to replace the vinyl with cedar to match the front.

Kevin Kelly: And that's on the other two sides? The cedar shake would be on the other three sides, which are vinyl, to match the existing front.

Paul Camenisch: Yes, you got it. The windows in the garage are going to be double hung windows, vinyl windows, to match the existing house; same grill configuration and everything.

Dennis Hughes: Does anybody have any questions of Mr. Camenisch?

Kevin Kelly: Mr. Camenisch, these are the cedar shakes?

Paul Camenisch: Yes.

Kevin Kelly: Mr. Chairman should we take these in part, also? One for the construction of the garage and the other is the modification of the siding.

Robin Davis: Yes, the garage and the house need to be done separately.

Dennis Hughes: Okay. We'll go with the 18X22' detached garage.

Mike Ostinato: Can we propose a motion?

Dennis Hughes: Yes.

Mike Ostinato: I would like to propose a motion, Mr. Chairman, to approve the 18X22' detached garage.

Mike Filicko: Second.

Robin Davis: If we may, Mr. Chairman, just to make sure we clarify? The two entry doors, the small entry doors will be fiberglass with half windows. The garage door itself will be metal.

Paul Camenisch: Yes. Insulated metal, yes.

Robin Davis: The windows for the building will be double hung vinyl?

Paul Camenisch: Yes.

Robin Davis: Is there any grill pattern in those? I don't know what the house has.

Paul Camenisch: Yes, the grill pattern will match the house. The house is 2 over 2.

Dennis Hughes: Twelve little panes, 6 in each.

Paul Camenisch: Yes, it's going to match the existing house.

Robin Davis: Okay, just to match the house then?

Paul Camenisch: Right.

Robin Davis: And then you're using cedar shake siding?

Paul Camenisch: Correct.

Robin Davis: And at this point, there are potentially two options for the roofing material; either an asphalt shingle or a standing C metal roof.

Paul Camenisch: Exactly.

Kevin Kelly: Mike, will you accept that modification to your motion?

Mike Ostinato: Yes.

Kevin Kelly: That's the easiest way to do it.

Dennis Hughes: I have a motion made and seconded. Are there any questions. If not, we'll do a roll call vote:

Mike Filicko	Approve
Mike Ostinato	Approve
Dennis Hughes	Approve
Sally Harkins	Approve
Kevin Kelly	Approve

Dennis Hughes: Okay, we'll move on to replace the existing vinyl siding on the rear right and left sides of the house; replace with the cedar shake siding to match the front of the house, with a copy of what was submitted with the application.

Kevin Kelly: Mr. Chairman I move that we approve the application to replace the siding on three sides of the existing home, to match that on the fourth side; with cedar shake.

Dennis Hughes: Okay. Do I have a second to that motion?

Sally Harkins: Second.

Dennis Hughes: We have a motion made and seconded. Are there any questions on that motion? If not, we'll start a roll call vote:

Mike Filicko	Approve
Mike Ostinato	Approve
Dennis Hughes	Approve
Sally Harkins	Approve
Kevin Kelly	Approve

Dennis Hughes: Okay, your application is approved. Thank you, Sir.

Paul Camenisch: Thank you.

Kevin Kelly: Nice job; as always.

6. Adjournment

Dennis Hughes: If nobody has anything else, we're open for adjournment.

Sally Harkins: I make a motion to adjourn at 8:14 p.m.

Kevin Kelly: Second.

Dennis Hughes: We have a motion made and seconded to adjourn. All in favor say aye.  
Opposed. We are so adjourned.